

## Single Family Mixed Use Residential (SF-MU)

The district is intended to address small lot, single family detached, and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed-use neighborhood.

<b>Residential Uses</b>	<a href="#">Section 4.2</a>
Permitted by Right	Condominium attached or detached, Single Family Attached (3 or more units) Townhome, Single Family Detached
Permitted with Limitations	Accessory Dwelling Unit, Live Work Unit

<b>Civic Uses</b>	<a href="#">Section 4.2</a>
Permitted by Right	Government Facilities, Park or Playground, Place of Worship, School: Public
Permitted with Limitations	Amenity Center, Cemetery/Mausoleum, Museum/Art Gallery
Specific Use Permit Required	School: Private or Parochial

<b>Commercial Uses</b>	<a href="#">Section 4.2</a>
Permitted by Right	Golf Course and/or Country Club
Permitted with Limitations	Brewpub/Wine Bar, Daycare Facility, Dry Cleaning Minor, Financial Institution, Health/Fitness Center, Massage Therapy Licensed, Personal Services, Restaurant, Retail Sales and Services
Specific Use Permit Required	Golf Course and/or Country Club

<b>Transportation &amp; Utility Uses</b>	<a href="#">Section 4.2</a>
Permitted with Limitations	Utilities

<b>Agriculture Uses</b>	<a href="#">Section 4.2</a>
Permit by Right	Farm, Ranch, Garden, Orchard, or Vineyard

<b>Dimensional Standards</b>	<b>SF Detached</b>	<b>SF Attached and non-residential</b>	<b>Condo Attached &amp; detached</b>
Minimum Lot Width	40 ft	25 ft	NA
Minimum Lot Size	5000 sqft	2500 sqft	NA
Front/Street Setback	15 ft	15 ft	15 ft
Minimum Side Street Setback (corner lots)	15 ft	15 ft	15 ft
Side setback abutting SF property	7.5 ft	10 ft res, 25 ft non-res	7.5 ft detach, 10 ft attach
Rear Setback	20 ft	20 ft	20 ft
Rear Setback abutting SF property	20 ft	20 ft res, 30 ft non-res	20 ft
Maximum Building Height	35 ft	35 ft	35 ft
Maximum Impervious Cover	70%	80%	70%
Bufferyard – UDC <a href="#">Sec 11.10</a>		10 ft	10 ft

The Full UDC can be found [online](#). More information on all uses and any applicable limitations can be found in [UDC Chapter 4](#). Definitions of all uses can be found in [UDC Chapter 20](#).  
[planning@pflugervilletx.gov](mailto:planning@pflugervilletx.gov) | (512) 990-6300